

The basis of bearing for this plat is the plat for S07 Addition, as recorded in Cabinet A, Slide 9821, Plat Records of Tarrant County, Texas and as monumented on the ground.

According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Panel 405 of 595, Map Number 48439C0405 J, map revised date: August 23, 2000, the subject property is located in Zone "X", defined as areas to be outside the 500 Year flood plain. This statement does not reflect any type of flood study by this firm.

LINE	BEARING	DISTANCE
L1	N 00°00'21" W	17.03'
L2	N 00°00'21" W	19.06'
L3	S 89°42'26" E	240.21'
L4	N 45°26'32" E	47.59'
L5	S 00°00'21" E	27.05'
L6	N 89°59'39" E	15.00'
L7	S 00°00'21" E	29.86'
L8	N 88°47'31" W	119.33'
L9	S 89°59'39" W	42.54'
L10	N 00°00'21" W	31.12'
L11	N 01°07'39" E	6.50'
L12	N 89°42'31" W	78.32'
L13	N 88°30'38" E	55.87'
L14	N 83°15'23" W	35.90'

This replat does not vacate the previous "plat of record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions on the remainder of the subdivision.

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is based.

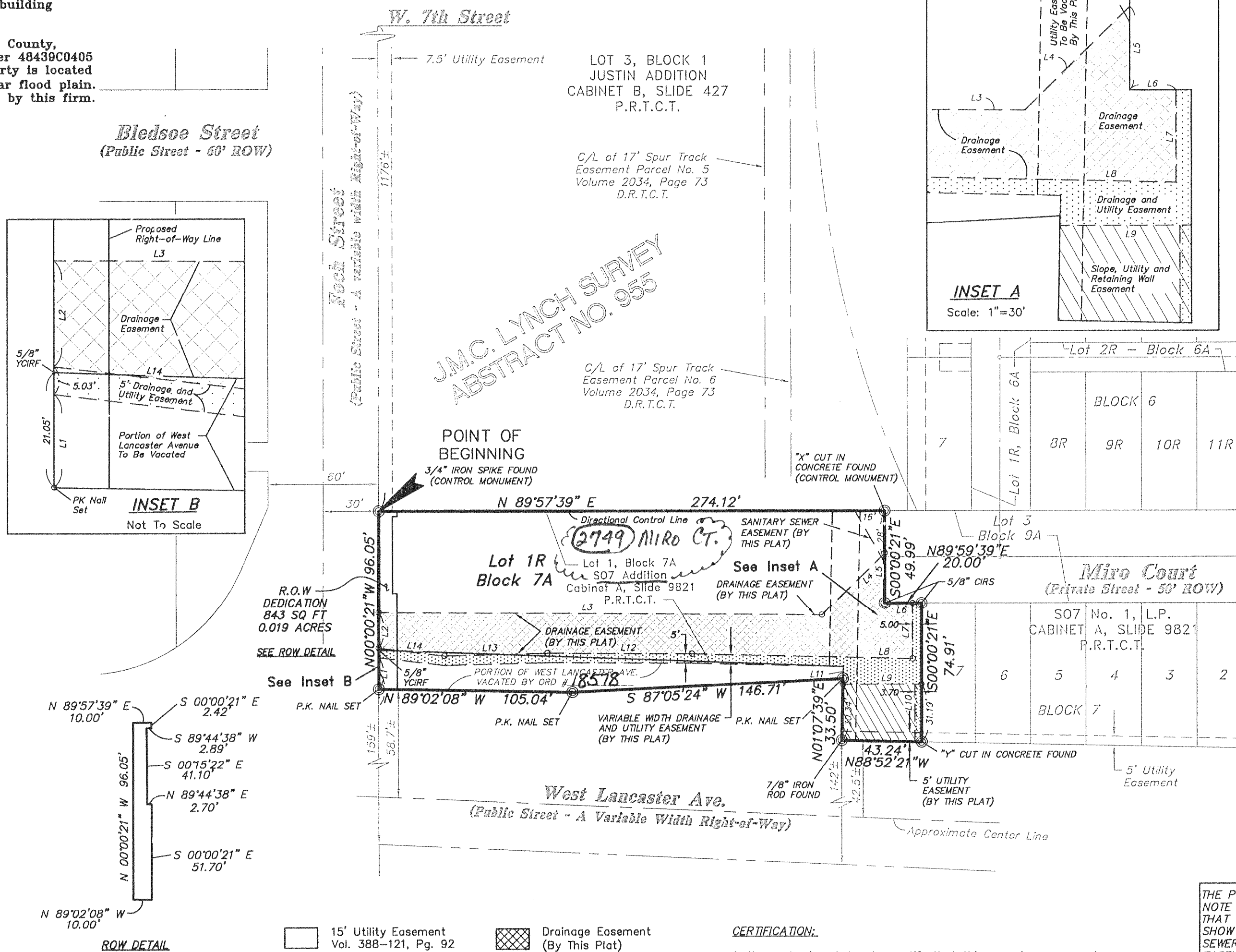
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the *Sidewalk Policy* per "City Development Design Standards".

The City of Ft Worth has an ordinance implementing, the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.



I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of February, 2009.

Stephen R. Glosup
Stephen R. Glosup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5570

4-7-09
Date

THE PURPOSE OF THIS REPLAT IS TO: REVISE THE
NOTE LANGUAGE PERTAINING TO LOT 1 BLOCK 7A
THAT WAS RECORDED IN CAB A, SLIDE 9821. TO
SHOW NECESSARY EASEMENTS AND TO VACATE THE
SEWER EASEMENT, THE OPEN SPACE, PUBLIC UTILITY
EASEMENT AND PUBLIC DRAINAGE EASEMENT CREATED
BY THE PLAT RECORDED AT CAB. A, SLIDE 9040 FOR
THIS SAME LOT AND SHOW ADDITIONAL ROW OBTAINED
FROM W. LANCASTER AVE.

A Final Plat of
S07 ADDITION
Lot 1R of Block 7A

an addition in the central part of the City of Fort Worth, Tarrant County, Texas, being a part of the J.M.C. Lynch Survey, Abstract No. 955, and being a replat of Lot 1, Block 7A, S07 Addition, as recorded in Cabinet A, Slide 9821, Plat Records of Tarrant County, Texas

1 LOT 0.649 ACRES

THIS PLAT WAS PREPARED IN APRIL 2009

THIS PLAT FILED IN COUNTY CLERK DOCUMENT
NUMBER: D209114626, DATE: 4/30/09

<u>LAND USE TABLE</u>	
Total Gross Acreage	0.649 Ac.
Number Residential Lots	—
Number Non-Residential Lots	1
Non-Residential Acreage	0.649 Ac.
Residential Acreage	—
Private Park Acreage	—
Public Park Acreage	—
Street Acreage	—

FS-008-236